

PUBLIC HEARING--July 14, 1965

Appeal #8276 F. Austin, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on July 14, 1965:

ORDERED:

That the appeal for a variance from the side yard requirements of the C-1 District to permit a second story addn. to dwelling at 2917 - 12th St. N.E., lot 826, square 3934, be granted.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot, which is located in the C-1 District, has a frontage of 36.38 feet on 12th Street and a depth of 105 feet to a 15 foot wide public alley at the rear. The lot contains an area of 3820 square feet and is rectangular in shape.

(2) Appellant intends to erect a second floor over an existing one story porch on the rear of the building, which building is used as a dwelling. The proposed addition will be nearly on line with the existing structure being set in approximately one-half foot on both sides.

(3) There was no objection to the granting of this appeal registered at the public hearing. There are three letters from adjoining and nearby property owners in favor ~~of~~ of the granting of this appeal.

OPINION:

We are of the opinion that appellant has proven a hardship within the provisions of Section 8207.11 of the Zoning Regulations, and that a denial of this appeal would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the owner.

We are also of the opinion that the addition is so located as not to affect adversely conditions of light and air to adjoining properties, and therefore the appeal can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the zoning regulations and map.